

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, APRIL 24, 2018
1:30 P.M.**

**CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, APRIL 24, 2018 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. SUBDIVISION DOCKET 005/18** – Request by Providence Community Housing to re-subdivide Lot 11-A into proposed Lots 11A1 and 11A2, on Square 382, in the Third Municipal District, bounded by Henriette Delile Street, Columbus Street, Kerlerec Street, and Marais Street. The municipal address is 1459-1463 Henriette Delille Street and 1212 Columbus Street. (PD 4) (TM) (Deferred from the March 27, 2018 City Planning Commission meeting)
- 2. ZONING DOCKET 025/18** – Request by City Council Motion No. M-17-628 for a zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 270, Lots 21, D, and 229, in the Third Municipal District, bounded by Frenchmen Street, Burgundy Street, North Rampart Street, and Touro Street. The municipal addresses are 912-920 Frenchmen Street. (PD 7) (RB) (Deferred from the February 27, 2018 City Planning Commission meeting)

B. NEW BUSINESS:

- 3. ZONING DOCKET 049/18** – Request by Bayou Acquisitions, LLC for a text

amendment to the Comprehensive Zoning Ordinance to consider the following amendment to Article 24, Section 24.14.B.2:

- Amend Article 24, Section 24.14.B.2(a) of the Comprehensive Zoning Ordinance to reduce the required distance of new billboards from residential zoning districts on the same side of the street from five-hundred (500) feet to two-hundred (200) feet.
 - Amend Article 24, Section 24.14.B.2(b) of the Comprehensive Zoning Ordinance to revise the prohibition on new billboards “[w]ithin any design review corridor identified in Article 18” of the Comprehensive Zoning Ordinance to “[w]ithin any design review corridor identified in Article 18 unless conditional approval be granted on a case by case application basis.” (NK)
4. **ZONING DOCKET 050/18** – Request by City Council Motion No. M-18-72 for an amendment to Ordinance No. 26,076 MCS (Zoning Docket 069/14, which permitted under the former Comprehensive Zoning Ordinance a retail development occupying more than 10,000 square feet of floor area) to delete proviso 4(d), for a property in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 373, Lots A1, 11A, and R, in the Third Municipal District, bounded by Saint Claude Avenue, Elysian Fields Avenue, Marigny Street, and North Rampart Street. The municipal address is 2222 Saint Claude Avenue. (PD 7) (RB)
5. **ZONING DOCKET 051/18** – Request by Mahdi A, LLC for a conditional use to permit the expansion of an existing gas station in an S-B2 Pedestrian-Oriented Corridor Business District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Overlay District, on an undesignated square, Lot E, in the Third Municipal District, bounded by Chef Menteur Highway and Downman, Jourdan and Dwyer Roads. The municipal address is 5855 Chef Menteur Highway. (PD 9) (TJ)
6. **2018 SHORT TERM RENTAL STUDY** – Request by City Council Motion M-18-73 for the City Planning Commission to conduct a public hearing and study on the existing Short Term Rental regulations in the Comprehensive Zoning Ordinance, and correlating requirements in the City Code, to determine if any modifications are warranted, and to recommend changes that better guide the regulations. The CPC shall analyze the existing regulations as well as other regulations in similarly positioned cities to guide potential amendments, which may include but are not limited to: block face maximums, spacing requirements, density caps, licensure caps, homestead exemptions, definitions, use permissions, use standards, fees, compliance standards, and enforcement mechanisms.

OTHER MATTERS:

- A. Ratification of Actions Relative to Certified Subdivisions. **(TJ)**
- B. Adoption of the minutes of the April 10, 2018 meeting.
- C. Committee Reports.
- D. Announcements.

Robert D. Rivers
Executive Director

RDR/skk